

GIS REGISTRY INFORMATION

| | | |
|--|---|--|
| SITE NAME: | JACOBSON AUTO SALES | (CONDITIONALLY CLOSED PRIOR TO GIS) |
| BRRTS #: | 03-71-219780 | FID # (if appropriate): |
| COMMERCE # (if appropriate): | 54901-2133-02 | |
| CLOSURE DATE: | 09/07/2004 | |
| STREET ADDRESS: | 1902 W. MURDOCK STREET | |
| CITY: | OSHKOSH | |
| SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): | X= <u>635363</u> | Y= <u>397251</u> |
| CONTAMINATED MEDIA: | Groundwater <input type="checkbox"/> | Soil <input type="checkbox"/> Both <input checked="" type="checkbox"/> |
| OFF-SOURCE GW CONTAMINATION >ES: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| IF YES, STREET ADDRESS 1: | _____ | |
| GPS COORDINATES (meters in WTM91 projection): | X= _____ | Y= _____ |
| OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| IF YES, STREET ADDRESS 1: | _____ | |
| GPS COORDINATES (meters in WTM91 projection): | X= _____ | Y= _____ |
| CONTAMINATION IN RIGHT OF WAY: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| DOCUMENTS NEEDED: | | |
| Closure Letter, and any conditional closure letter issued | X | |
| Copy of most recent deed, including legal description, for all affected properties: SEE DEED RESTRICTION | NA | |
| Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties | NA | |
| County Parcel ID number, if used for county, for all affected properties: PARCEL ID #12-1946-0000 | X | |
| Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site. | X | |
| Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs. | X | |
| Tables of Latest Groundwater Analytical Results (no shading or cross-hatching) | X | |
| Tables of Latest Soil Analytical Results (no shading or cross-hatching) | X | |
| Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map. | X | |
| GW: Table of water level elevations, with sampling dates, and free product noted if present | X | |
| GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees) | NA | |
| SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour | X | |
| Geologic cross-sections, if required for SI. (8.5x14' if paper copy) | NA | |
| RP certified statement that legal descriptions are complete and accurate: SEE DEED RESTRICTION FOR SIGNATURES | NA | |
| Copies of off-source notification letters (if applicable) | NA | |
| Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW) | X | |
| Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure | X | |



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
Jim Doyle, Governor
Cory L. Nettles, Secretary

September 7, 2004

Mr. Jim Jacobson
Jacobson Auto Sales
1902 W. Murdock Street
Oshkosh, WI 54901

RE: **Final Closure**

Commerce # 54901-2133-02 **WDNR BRRTS # 03-71-219780**
Jacobson Auto Sales, 1902 W. Murdock Street, Oshkosh

Dear Mr. Jacobson:

The Wisconsin Department of Commerce (Commerce) has received the items required as conditions for closure for the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil and groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert H. Klauk".

Robert H. Klauk
Hydrogeologist
Site Review Section

cc: Scott A. Hodgson - Miller Engineers & Scientists
Case File



November 2, 2001

Mr. Jim Jacobson
Jacobson Auto Sales
1902 W. Murdock Street
Oshkosh WI 54901

Subject: **Conditional Case Closure** – Jacobson Auto Sales
1902 W. Murdock Street, Oshkosh
COMMERCE #54901-2133-02 WDNR DNR #03-71-219780

Dear Mr. Jacobson:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce PECFA Site Review staff in response to the August 31, 2001 closure request prepared by your consultant, Miller Engineers. It is understood that there is residual soil and groundwater contamination present in the area of the former underground storage tanks and pump island. Using the standards established in NR 700 series, the Department has determined that this site does not pose a significant threat to the environment and human health. Natural attenuation is the approved remedy for the residual contamination, therefore, no further investigation or remedial action is necessary. In making this determination, the following documents prepared by Miller Engineers, as well as correspondence in the case file, were reviewed:

- *Remedial Investigation Status and Additional Workslope* June 1999
- *Remedial Investigation Report and Request for Closure* August 2001

The presence of residual soil and groundwater contamination necessitates that the owner sign and record a soil notification and a groundwater use restriction for the property.

The following items are necessary to satisfy the conditions of closure:

1. A notification must be placed on the property deed addressing residual soil and groundwater impacts. For case closure, please submit a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval before filing.
2. A letter addressing the soil and groundwater contamination within the ROW of Murdock Avenue must be sent to the City of Oshkosh. Signed copies of these letters acknowledging the contamination must be forwarded to Commerce at the letterhead address.
3. Documentaion (WDNR Abandonment Form 3300-5B) of abandonment for any monitoring well that will no longer be in use at this site.

Conditional Closure
Jacobson Auto Sales 54901-2133-02
1902 W. Murdock Street, Oshkosh

Please note: As of November 1, 2001, you may elect to have this site recorded on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry in place of filing a groundwater use restriction. The GIS Registry is a database listing all closed remediation sites and is available to the public via the Internet. For more information regarding the registration process, including fee and documentation requirements, refer to the enclosed GIS Registry information. If you elect to use the Registry to address the residual groundwater contamination, you are still required to execute and record the deed affidavit to address the residual soil contamination.

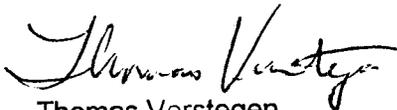
IMPORTANT: Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.

This decision is based on the information provided. If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

It is important to realize that if the land use conditions change in the future and any contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

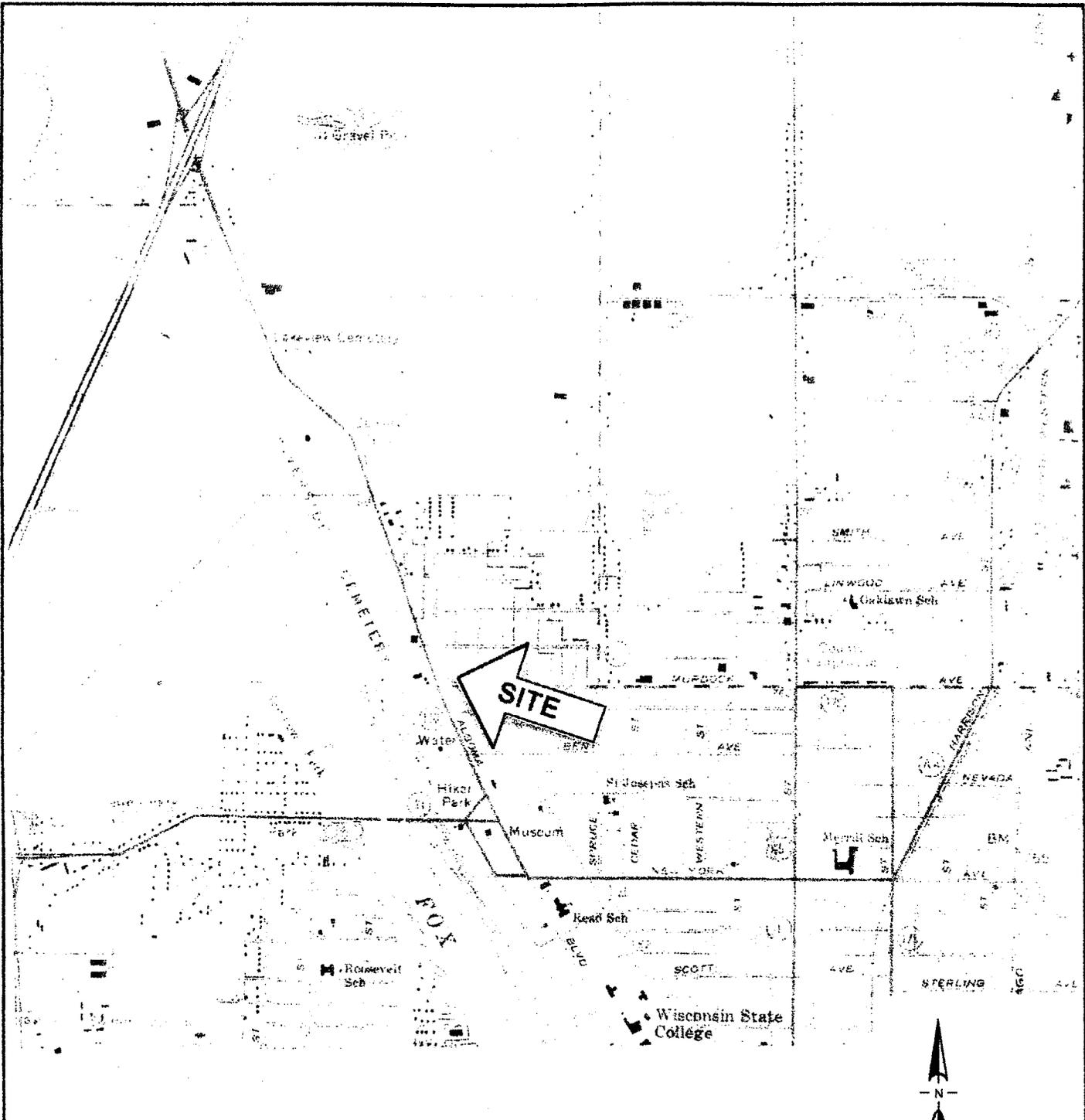
Thank you for your efforts to protect the environmental resources in your area. Be advised that it is in your best interest to save all documentation related to the investigation and remediation of your site. If you have any questions, please contact me at (920)424-0025.

Sincerely,

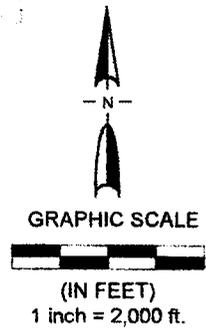


Thomas Verstegen
Department of Commerce
PECFA-Site Review Section

cc: → PECFA File – pf\pecfa\549\54971\137826\close-conditional.doc
Mr. Scott Hodgson – Miller Engineers (Kimberly)



OSHKOSH QUADRANGLE
 WISCONSIN-WINNEBAGO CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)
 SE/4 OSHKOSH 15' QUADRANGLE



| | | | |
|------------|--------------------|-----------|--|
| F-1 | Date 01/30/01 | By LR | PROJECT: JACOBSON AUTO SALES LOCATION: OSHKOSH, WISCONSIN |
| | Job No. 14584KE | Ck TMO | |

FIGURE 1: SITE LOCATION MAP

SUBJECT Geoprobe Locations

JOB NO. 14584E

PAGE

CLIENT Jim Jacobson

DATE 2/25/99

BY SAH

PROJECT Jacobson Auto Sales

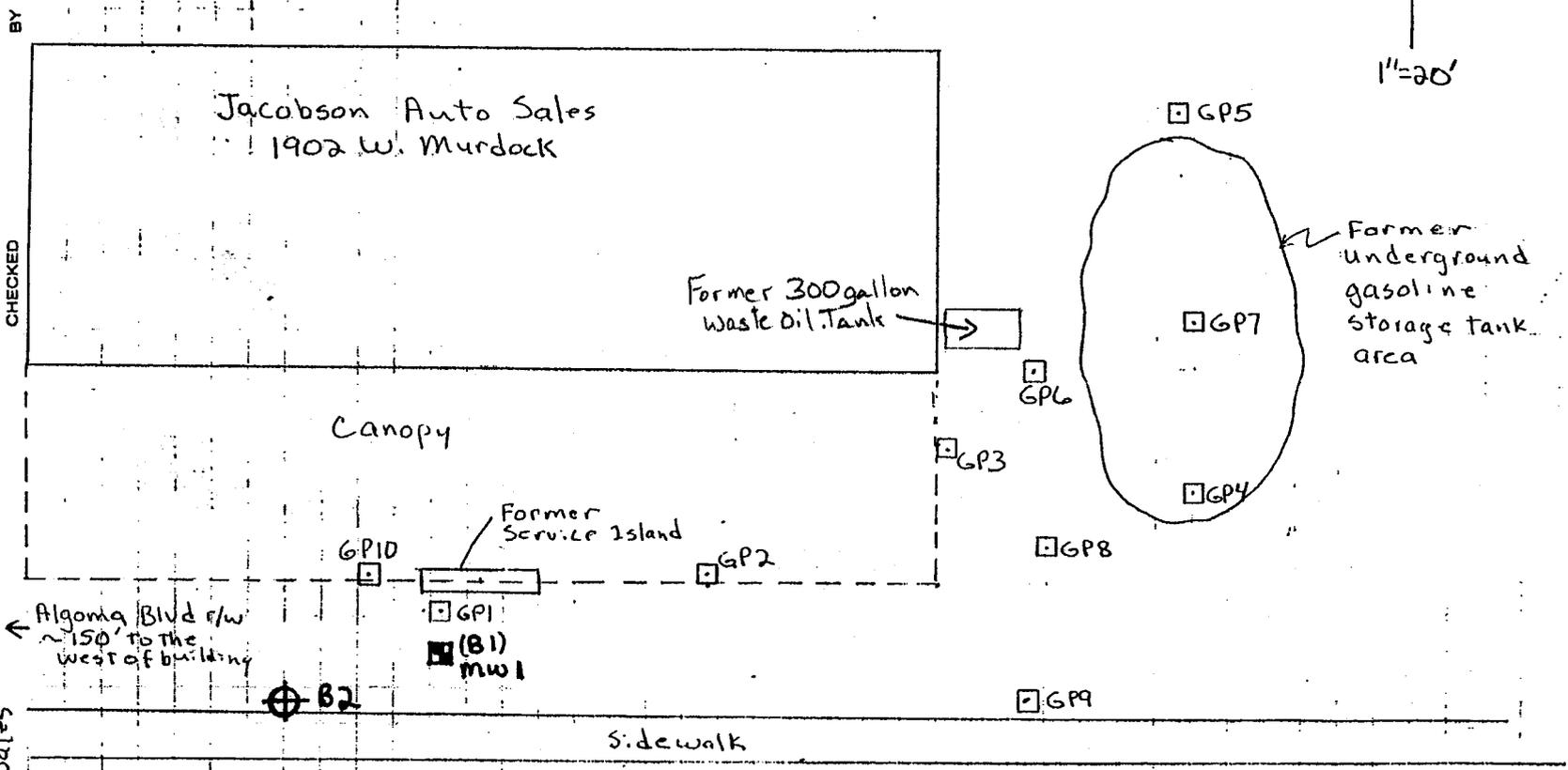


FIGURE 2: SITE PLAN

TABLE 2
Ground Water Test Results

Jacobson Auto - Oshkosh, Wisconsin
Project #14584E

MW1

| Date | Benzene (ug/L) | Ethyl- benzene (ug/L) | Toluene (ug/L) | Xylenes (ug/L) | MTBE (ug/L) | Total TMB (ug/L) | Total PVOC (ug/L) | Naphthalene (ug/L) | Ground Water Elevation (U.S.G.S.) | D.O. (mg/L) | pH (s.u.) | Temp. (°F) | Conduct. (umhos/cm ³) |
|------------|-------------------|-----------------------------|-------------------|-------------------|----------------|---------------------|-------------------------|-----------------------|---|----------------|--------------|---------------|--------------------------------------|
| 05/20/1999 | 9.2 | 140 | 220 | 710 | <0.21 | 205 | 1,284.2 | 37 | 757.49 | 6.4 | 11.15 | 45 | 1,030 |
| 08/27/1999 | 8.7+ | 410 | 320 | 2,100 | <3.1 | 1,090 | 3,928.7 | 500 | 760.55 | • | 10.75 | • | 770 |
| 12/30/1999 | 41 | 200 | 340 | 1,000 | <3.1 | 420 | 2,001 | 74 | 754.39 | 7.4 | 9.34 | 35 | 470 |

| NR 140 Ground Water Standard | Benzene (ug/L) | Ethyl- benzene (ug/L) | Toluene (ug/L) | Xylenes (ug/L) | MTBE (ug/L) | Total TMB (ug/L) | Naphthalene (ug/L) |
|---|-------------------|-----------------------------|-------------------|-------------------|----------------|---------------------|-----------------------|
| Maximum Allowable Concentration Standard | 5 | 700 | 1,000 | 10,000 | 60 | 480 | 40 |
| Protective Action Limit | 0.5 | 140 | 200 | 1,000 | 12 | 96 | 8 |

MTBE = Methyl-tert-butyl-ether

TMB = Trimethylbenzene

PVOC = Petroleum Volatile Organic Compounds (EPA Method 8020 or 8021)

D.O. = Dissolved Oxygen

+ = Detected below Limit of Quantitation (LOQ), quantity uncertain

• = Not tested

TABLE 3
Ground Water Analytic Test Results-May 20, 1999

Jacobson Auto - Oshkosh, Wisconsin
 Project #14584E

MW1

| | | NR 140 Ground Water Standard (ug/L) | |
|------------------------|---------------|-------------------------------------|---------------------------------|
| Analyte | Result (ug/L) | Enforcement Standard (ES) | Preventative Action Limit (PAL) |
| Benzene | 9.2 | 5 | 0.5 |
| sec-Butylbenzene | 1.4 | | |
| n-Butylbenzene | 4.9 | | |
| Ethylbenzene | 140 | 700 | 140 |
| Isopropylbenzene | 6.4 | | |
| p-Isopropyltoluene | 0.81* | | |
| Methylene chloride | 1.4* | 5 | 0.5 |
| Naphthalene | 37 | 40 | 8 |
| n-Propylbenzene | 20 | | |
| Toluene | 220 | 1,000 | 100 |
| 1,2,4-Trimethylbenzene | 160 | | |
| 1,3,5-Trimethylbenzene | 45 | 480 | 96 |
| m&p-Xylene | 510 | | |
| o-Xylene | 200 | 10,000 | 1,000 |

Notes:

VOC's not listed on the table above were not detected above the laboratory method detection limit.

* = Detected below Limit of Quantitation (LOQ), quantity uncertain

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TABLE 1
Soil Analytic Test Results

Jacobson Auto Sales
Oshkosh, Wisconsin
Project No. 14584E

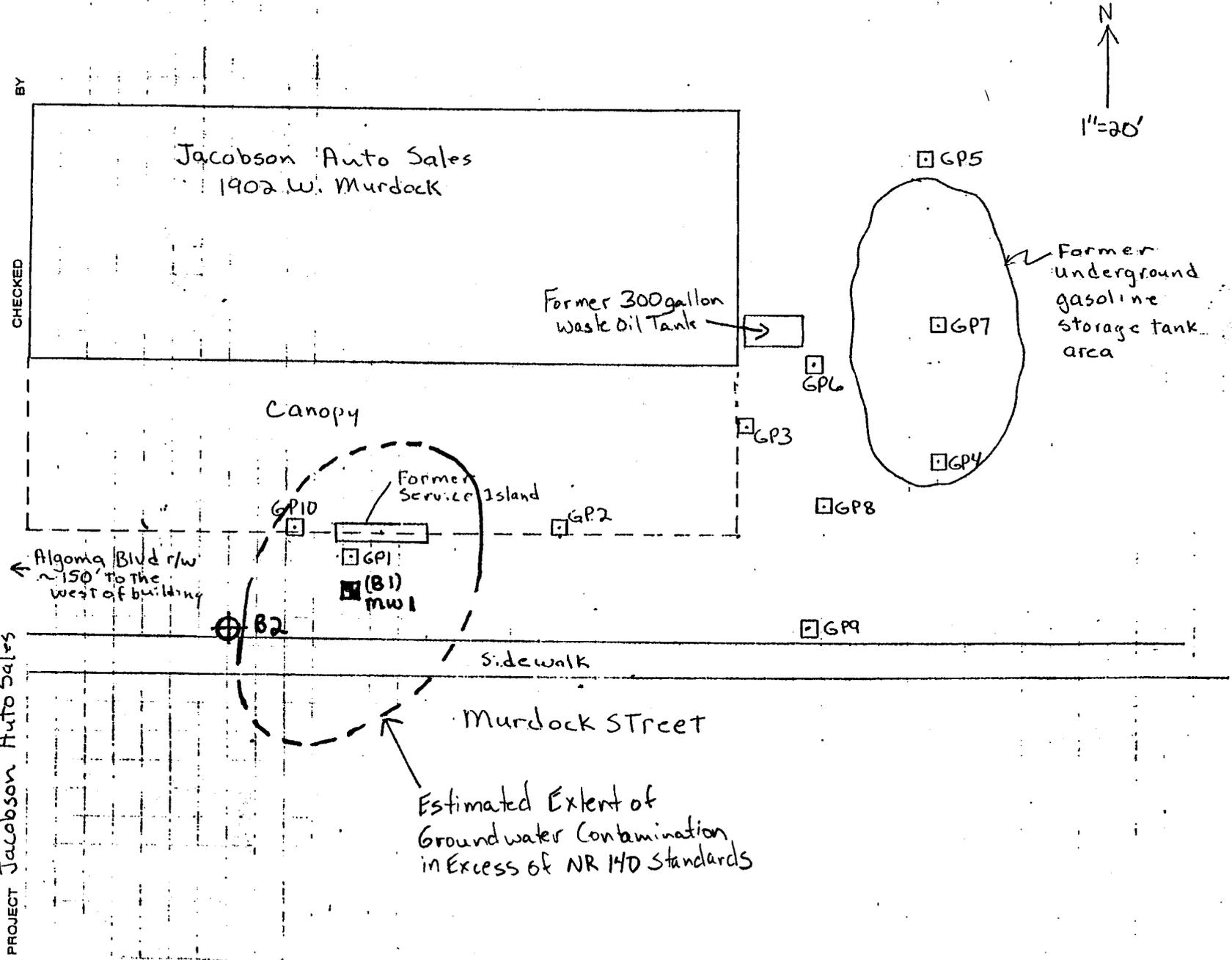
| Depth (ft) | <u>GP1-3</u> | <u>GP2-3</u> | <u>GP4-4</u> | <u>GP6-3</u> | <u>GP7-2</u> | <u>GP8-3</u> | <u>GP9-3</u> | <u>GP10-5A</u> | <u>B1-4</u> | <u>B1-8</u> | <u>B2-5</u> |
|------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| | 4-6 | 4-6 | 8-10 | 4-6 | 4-6 | 4-6 | 4-6 | 8-9 | 7-9 | 15-17 | 9-11 |
| <u>Analyte</u> | <u>(µg/kg)</u> |
| Benzene | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | 66 | < 25 | < 25 | < 25 |
| Ethylbenzene | 6,200 | < 25 | 29 | < 25 | < 25 | < 25 | < 25 | 2,300 | 1,400 | < 25 | < 25 |
| MTBE | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 |
| Toluene | 340 | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | 300 | 560 | < 25 | < 25 |
| 1,2,4-Trimethylbenzene | 24,000 | < 25 | 45 | < 25 | < 25 | < 25 | < 25 | 910 | 15,000 | < 25 | < 25 |
| 1,3,5-Trimethylbenzene | 7,400 | < 25 | < 25 | < 25 | < 25 | < 25 | < 25 | 2,600 | 3,900 | < 25 | < 25 |
| Xylenes | 12,000 | < 50 | 51 | < 50 | < 50 | < 50 | < 50 | 890 | 10,000 | < 25 | < 25 |
| TOTAL BETX | 18,540 | ND | 80 | ND | ND | ND | ND | 3,556 | 11,960 | ND | ND |
| TOTAL PVOC | 49,940 | ND | 125 | ND | ND | ND | ND | 7,066 | 30,860 | ND | ND |
| GRO (mg/kg) | • | • | • | • | • | • | • | • | 130 | <10 | <10 |
| DRO (mg/kg) | • | • | • | < 10 | • | • | • | • | • | • | • |

BETX = Total benzene, ethylbenzene, toluene, and xylenes (from GRO95 results)

PVOC = Petroleum Volatile Organic Compounds (Method GRO95)

DRO = Gasoline Range Organics (Method DRO95)

• = Not Analyzed



PROJECT Jacobson Auto Sales

CHECKED BY

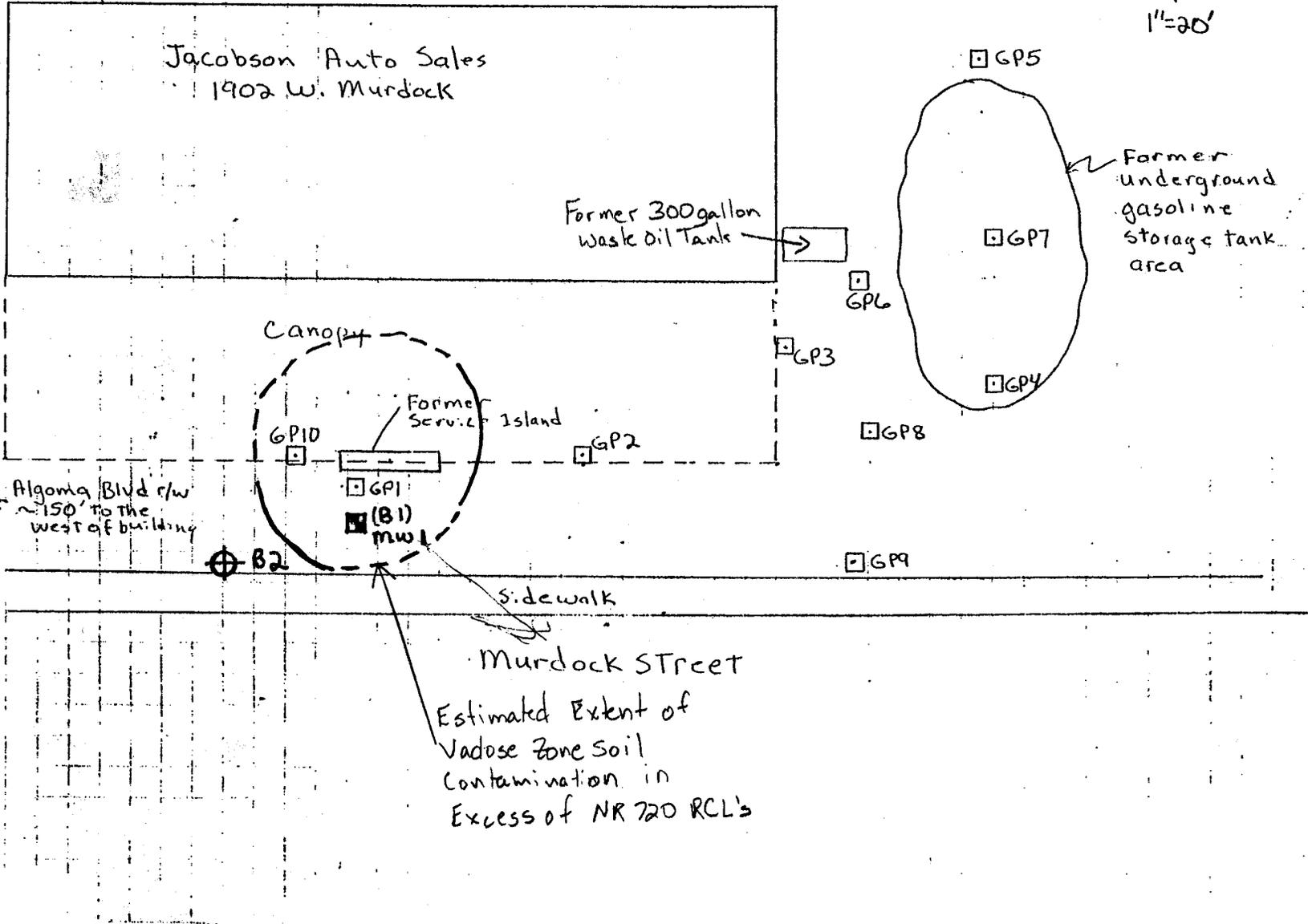


FIGURE 4: ESTIMATED EXTENT OF SOIL CONTAMINATION

MILLER

ENGINEERS SCIENTISTS

An Employee-Owned Company

December 28, 2001

14584E900

Mr. Mike Helmrich
Wisconsin Department of Transportation, District 3
944 Van Oerperren Way
P.O. Box 28080
Green Bay, WI 54324

Subject: **Notification of Remaining Contamination in Right-of-Way**
Jacobson Auto – Oshkosh, Wisconsin
BRRTS No.: 03-71-219780

Dear Mr. Helmrich:

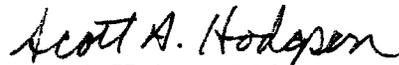
Petroleum contamination at the Jacobson Auto site located at 1902 West Murdock Street (STH 21) in Oshkosh, has successfully been remediated to meet criteria for project closure as outlined in Chapters NR 726 and NR 746, Wisconsin Administrative Code. In accordance with the most recent version of NR 726, the Responsible Party (RP), Mr. Jim Jacobson, is required to provide written notification of the presence of residual soil and/or groundwater contamination from the RP's source property that remains within a public right-of-way to the clerk of the city where the right-of-way is located and to the municipal department or state agency that is responsible for maintaining the street.

As such, on behalf of Mr. Jim Jacobson, this letter provides notification that benzene and naphthalene contaminated groundwater above the respective NR 140 Groundwater Quality Enforcement Standard remains in the Murdock Street right-of-way adjacent to the Jacobson Auto site in Oshkosh, Wisconsin. Benzene and naphthalene were detected at concentrations of 41 ug/L and 74 ug/L, respectively, in the most recent sampling round. The distribution of remaining groundwater contamination is shown on the attached map titled *Estimated Extent of Groundwater Contamination*. This notification will allow The Wisconsin Department of Commerce to close the Jacobson Auto site with the understanding that the Department of Transportation has knowledge of the remaining contamination in the right-of-way.

If you have any questions, please call Scott Hodgson at Miller Engineers & Scientists (920-954-9100).

Sincerely,

MILLER ENGINEERS & SCIENTISTS



Scott A. Hodgson, M.S.
Geologist

SAH/ls

Enclosure: Estimated Extent of Contamination

c: Mr. Jim Jacobson, Jacobson Auto, 1902 W. Murdock Street, Oshkosh, WI 54901

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An Employee-Owned Company

December 28, 2001

14584E900

Oshkosh City Clerk
215 Church Avenue
Oshkosh, WI 54901-4795

Subject: **Notification of Remaining Contamination in Right-of-Way**
Jacobson Auto – Oshkosh, Wisconsin
BRRTS No.: 03-71-219780

Dear City Clerk:

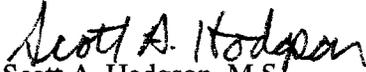
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If you have any questions, please call Scott Hodgson at Miller Engineers & Scientists (920-954-9100).

Sincerely,

MILLER ENGINEERS & SCIENTISTS


Scott A. Hodgson, M.S.
Geologist

SAH/ls

Enclosure: Estimated Extent of Contamination

c: Mr. Jim Jacobson, Jacobson Auto, 1902 W. Murdock Street, Oshkosh, WI 54901

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An Employee-Owned Company

FILE COPY

December 28, 2001

14584E900

City of Oshkosh, Director of Public Works
215 Church Avenue
Oshkosh, WI 54901-4795

Subject: **Notification of Remaining Contamination in Right-of-Way**
Jacobson Auto - Oshkosh, Wisconsin
BRRTS No.: 03-71-219780

Dear Mr. Director:

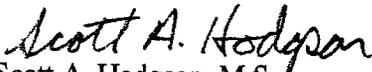
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If you have any questions, please call Scott Hodgson at Miller Engineers & Scientists (920-954-9100).

Sincerely,

MILLER ENGINEERS & SCIENTISTS


Scott A. Hodgson, M.S.
Geologist

SAH/lis

Enclosure: **Estimated Extent of Contamination**

c: **Mr. Jim Jacobson, Jacobson Auto, 1902 W. Murdock Street, Oshkosh, WI 54901**

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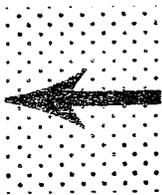
any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 28 day of JUNE, 2004.

Signature: James Jacobson

Printed Name: James Jacobson

Title: Owner



Subscribed and sworn to before me
this 28 day of June, 2004

Renny S. Walt
Notary Public State of Wisconsin
My commission: 11-11-07

This document was drafted by the Wisconsin Department of Commerce.